011.A	0002	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	845,900	/	845,900
USE VALUE:	845,900	/	845,900
ASSESSED:	845,900	/	845,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		SWAN ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	ARELLANO JERONIMO & ANUSHKA
Owner 2:	
Owner 3:	
Street 1:	1548 6TH ST
Street 2:	APT 604
Twn/City:	SANTA MONICA
St/Prov:	CA Cntry: Own Occ: N
Postal:	90401 Type:

PREVIOUS OWNER

Owner 1:	VANERNOOT ROBERT -
Owner 2:	MATTHIESSEN ELIZABETH -
Street 1:	2 SWAN ST UNIT 2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1910, having primarily Stucco Exterior and 1611 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B1	NEIGH OFFI	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	840,900	5,000		845,900
Total Card	0.000	840,900	5,000		845,900
Total Parcel	0.000	840,900	5,000		845,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 525.08 /Parcel: 525.08

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 290153

GIS Ref

GIS Ref

Insp Date 04/29/18

!15505!

PREVIOUS ASSESSMENT

Parcel ID 011.A-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	840,900	5000	.		845,900		Year end	12/23/2021
2021	102	FV	817,400	5000	.		822,400		Year End Roll	12/10/2020
2020	102	FV	805,700	5000	.		810,700	810,700	Year End Roll	12/18/2019
2019	102	FV	715,500	5000	.		720,500	720,500	Year End Roll	1/3/2019
2018	102	FV	635,900	5000	.		640,900	640,900	Year End Roll	12/20/2017
2017	102	FV	582,000	5000	.		587,000	587,000	Year End Roll	1/3/2017
2016	102	FV	582,000	5000	.		587,000	587,000	Year End	1/4/2016
2015	102	FV	531,100	5000	.		536,100	536,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	20:52:15

LAST REV

Date	Time
10/17/19	16:44:57
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15505

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VANERNOOT ROBER	57982-330		11/30/2011		530,000	No	No		
TIFT ANN B,	55272-244		8/30/2010	Sub Sale	640,000	No	No		
CLIFFORD BRUCE	49842-19		7/26/2007		610,000	No	No		

USER DEFINED

Prior Id # 1:	8725
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/17/2019	Mail Update	JO	Jenny O
4/29/2018	MEAS&NOTICE	HS	Hanne S
2/28/2012	MLS	EMK	Ellen K
1/28/2008	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7934																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G9	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	32.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.30176902
Const Adj.:	1.01969993
Adj $ / SQ:	404.861
Other Features:	114566
Grade Factor:	1.21
NBHD Inf:	0.94999999
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	881433
Depreciation:	40546
Depreciated Total:	840887

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	2				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	465.39
Special Features:	0	Val/Su Net:	521.97
Final Total:	840900	Val/Su SzAd	521.97

SKETCH

UnSketched SubAreas:
GLA: 1611,

Sum Area By Label :

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,611	404.860	652,231
Net Sketched Area:		1,611	Total:	652,231
Size Ad	1611	Gross Area	1611	FinArea 1611

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X28	A	GD	1940	23.12	T	30	102			5,000			5,000

More: N | Total Yard Items: 5,000 | Total Special Featues: | Total: 5,000

PARCEL ID

011.A-0002-0002.0

IMAGE

AssessPro Patriot Properties, Inc